



**HOUSING &
PLANNING**

South Central Waterfront Planning Initiative

Community Development Commission
October 12, 2021

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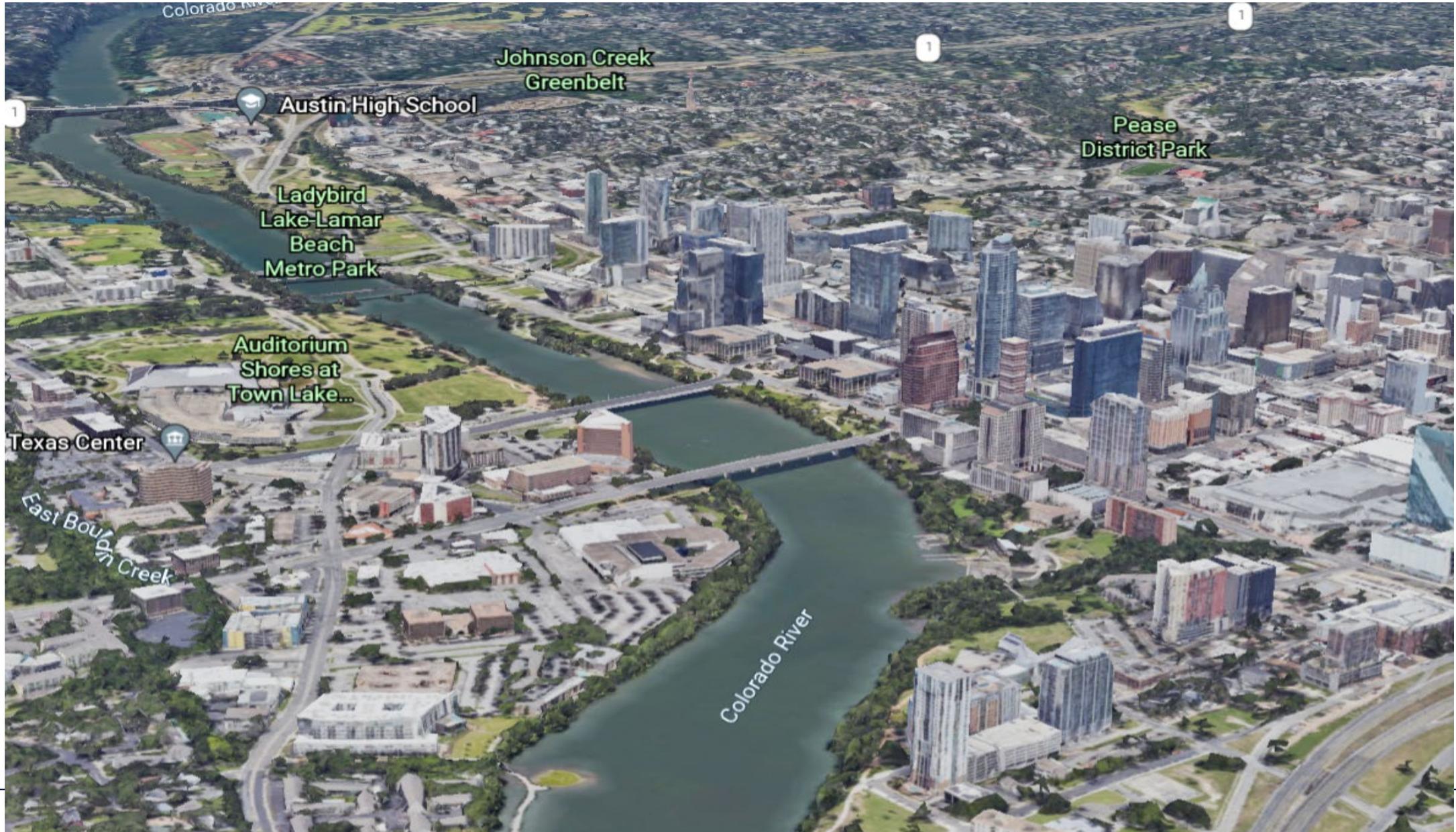
Waterfront Planning Background

- Town Lake Corridor Study (1985)
 - Established principles to protect and promote shoreline
- Waterfront Overlay (1986)
 - Incorporated into code (LDC)
 - Determines what can or cannot be developed
- Waterfront Planning Advisory Board (2012)
 - How to advance principles of TLCS
- South Central Waterfront small area plan initiated (2013)



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Framework Plan (2016)





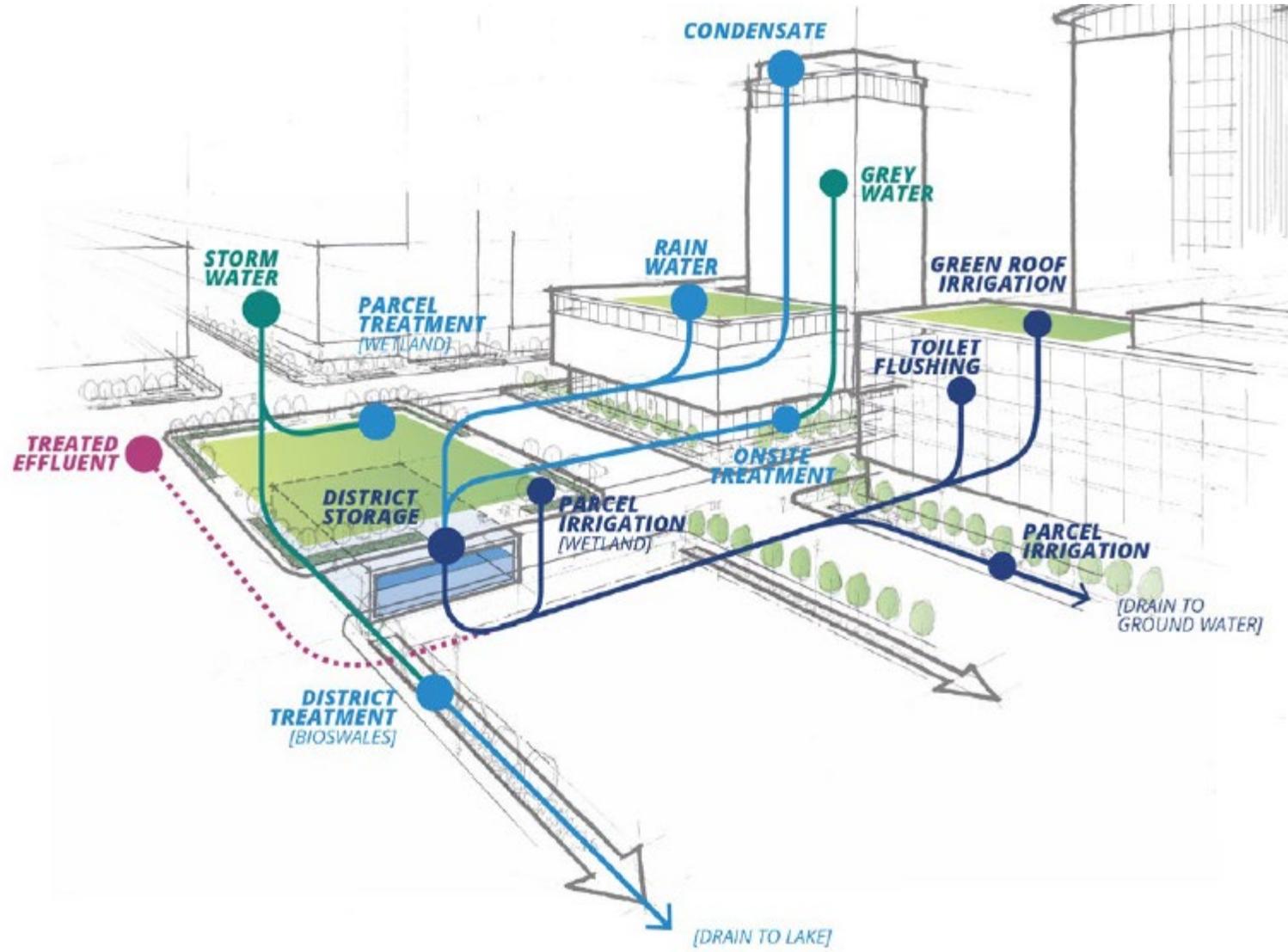
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Framework Plan (2016)

- Affordable housing goal:
 - “...20 percent of future housing units developed in the area affordable to households at 60 to 80 percent of Area Median Income for rental and 100 to 120% AMI for ownership.”



Framework Plan (2016)

- How does this all get paid for?

Developer Provides:

- On-site affordable housing
- Fee-in-lieu affordable housing
- Parks, open space, trails, infrastructure improvements

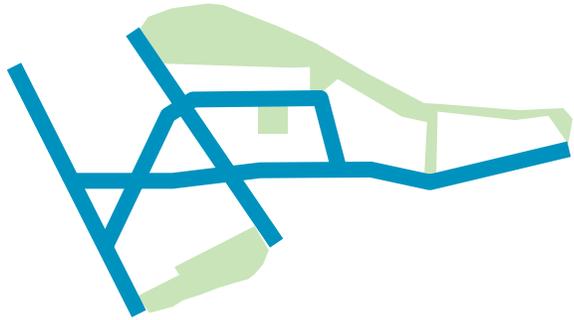


Developer Gets:

- Increased entitlements



Framework Plan (2016)



Physical Framework

**Green Streets,
Pedestrian Connections
& Open Space** for a great
& green public realm



Financial Framework

**Value Capture & cost
sharing, Strategic Capital
Investments and Bonus
Entitlements** to fund
public realm and
20% affordable housing



City Leadership

**Leverage City assets
and establish agencies
and rules to achieve
Public-Private
Partnerships** to achieve
community goals



Regulating Plan (In-Process)

- Establishes requirements for development *if* a development opts into the regulating plan
- Controls physical buildout
- Includes requirements for affordable housing
- Will be amended to the LDC
- Does not speak to financing, funding sources, or public-private partnerships



South Central Waterfront Advisory Board (SCWAB)

- Established in 2017:
 - The South Central Waterfront Advisory Board is established to provide continuity and communication among stakeholders and advocates as the South Central Waterfront Plan moves toward implementation and to provide recommendations to the city council regarding plan implementation.
 - The board shall:
 - serve as an advisory body to the city council and city manager regarding policies and projects in the South Central Waterfront district;
 - serve as stewards for the South Central Waterfront Vision Framework Plan;
 - maintain liaison relationships with city staff and other boards and commissions; and
 - perform additional functions as required by the city council.



SCW Recent Development

- Recent development:
 - Snoopy PUD (2018)
 - \$6/sq ft fee-in-lieu for non-residential
 - \$50,000 one time fee
 - Statesman PUD (in-process)
 - Anticipated Council action end of 2021



Next Steps

- Financial toolbox feasibility
- Statesman PUD resolution
- Regulating plan revisions and adoption



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